

1324-36

N Magnolia Avenue
El Cajon, CA 92020

FOR SALE - 2.5 AC - Warehouse + Office + Storage
County of SD M-54 Zoning - Outside Storage Entitled



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CPG COMMERCIAL
PROPERTIES
GROUP
INTEGRITY - KNOWLEDGE - EXPERIENCE

1324-36

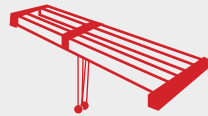
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El Cajon, CA 92020

M-54 ZONED INDUSTRIAL SITE located in an unincorporated area of East San Diego County. The multi parcel property is graded with level yards, excellent truck access with multiple dirveways, ideal for contractors yard, truck / trailer parking, storage of equipment and materials, etc.

PROPERTY HIGHLIGHTS



Outside Storage
Entitled



Bridge Crane



Level fenced yard with 3 access
points off Magnolia Avenue +
drive around access



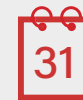
County of SD
M-54 Zoning



3 Warehouse
buildings / 2 Offices /
Covered storage



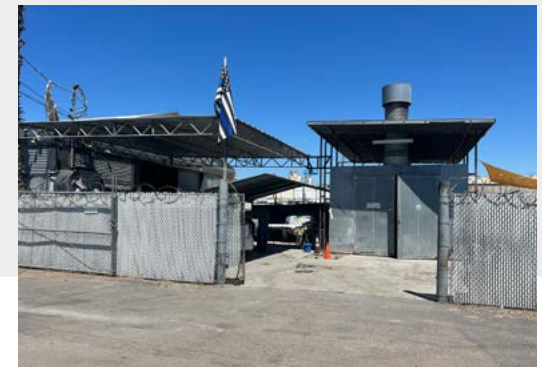
Easy freeway access between
Int 8/Hwy 67 on/off ramps



Existing income from current
tenants



Sale Price
\$6,700,000



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

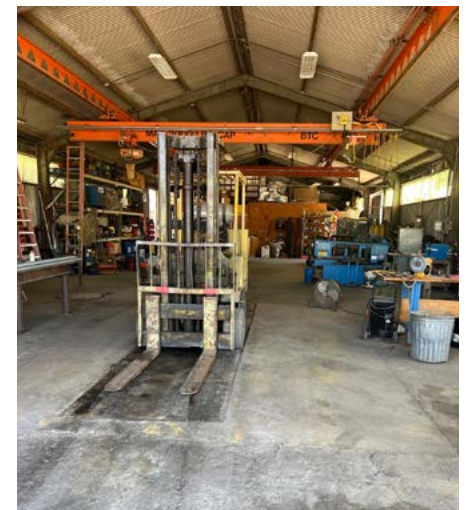
Area Aerials



North Facing



South Facing



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